

HANOVER PLANNING BOARD



APRIL 4th, 2007

MINUTES OF MEETING

At 6:30 P.M., the Chairman Peter Moll called to order the April 4, 2007 meeting of the Hanover Planning Board. Board members Peter Moll, Rich DeLuca, Maryann Brugnoli, Steve Rusko and Gary Hendershot were present. Associate member Bernie Campbell was also present. Associate member Tony Losordo was absent. Town Planner, Andrew Port was present.

PUBLIC HEARINGS

Auto Etc. - 697 Washington Street – PB07-25LSP

The Chairman opened the hearing at 6:30 p.m. Gary Hendershot read the public hearing notice into record. He also read a memo from Jeff Blanchard of the Fire Dept. Maryann recused herself from the hearing because her husband owns an auto dealership in town. The Chairman appointed Bernie Campbell as the associate member to sit in on the hearing. John Benevides, the applicant was present and went over the plans with the Board. He told the Board that there would be no change to the pavement area, that they were adding striping for spaces. The town Planner went over the decision he had drafted for the project. The Board told Mr. Benevides that he would have to notify the Board of Selectmen for a change of his license to allow more cars. Rich made a motion to accept the decision as drafted and file it with the Town Clerk to begin the 20 day appeal period. Bernie seconded the motion and it was so voted unanimously.

DPW Street Acceptance Hearing

The Board of Public Works, in conjunction with the Planning Board opened their public hearing at 7:00 p.m. BPW members present were: Rob O'Rourke, John Benevides and Lou Avitabile. Tree Warden Curt MacLean and DPW Director Victor Diniak were also present. The Chairman went over the list of streets to be accepted and asked the audience if they had any concerns or questions. Several people were surprised that their roads had not been accepted before, since they had lived there for many years. Victor explained the process and why certain streets had not previously been accepted. He then explained that the official acceptance of the streets was advantageous to the residents of those streets and to the Town as a whole. The Chairman of the Planning Board also gave a brief explanation of why it was in the best interest of the residents to have these streets accepted. The Planning Board had no objections to any of the streets being accepted. The Chairman of the DPW closed the hearing at 8:00 p.m.

1075 Washington Street – Four Square Gospel Church – PB07-23SP

The applicant had requested that the hearing be continued until the next meeting. The project is in need of further review by the Town's engineer, Dave Nyman. The Board denied the request to continue to April 23, 2007, but Bernie motioned to continue until May 21, 2007 at 8:15 p.m. When asked if there was any further discussion, Rich asked if this would cause a problem for the bank that is dealing with the applicant. Virginia Norkevicius of Rockland Trust Company was present. She told the Board that she was unable to comment for the applicant and she was just there to gather information. Maryann made a motion to withdraw the original motion. Rich seconded at it was so voted unanimously. After further discussion Peter made a motion to grant the applicants request for a continuance until April 23, 2007 at 7:45. Maryann seconded the motion and it was so voted unanimously.

SIGNING OF LOT RELEASES, FORM A'S, DECISIONS, AND BILLS

The Board endorsed assorted invoices.

OTHER BUSINESS

The Town Planner brought forward a request from Dr. Domenic Mazzocco of 247 Hanover Street for a minor modification to the plans for his office at 247 Hanover Street. The Board voted as follows:

Allow them to move the dumpster from its present location to a new location as indicated on the plans dated April 3, 2007 – Maryann motions, Rich seconds, so voted unanimously

Length of sidewalk – Maryann made a motion to allow the applicant to cut back the sidewalk length along the east side of the building from the entrance northerly. Rich seconded at it was so voted unanimously.

Remove the roof drains - Maryann motions to deny the request. Rich seconds the motion, so voted unanimously.

Relief or change to the landscaping requirements – Maryann motions to deny the request to make changes to the approved landscaping. Rich seconded the motion and it was so voted unanimously.

The Town Planer brought forward a request from the YMCA at at75 Mill Street to revise their landscaping plan. The Board reviewed the submitted plan changes and Maryann motioned to grant the request for additional screening as shown on sheet 6 of the plans received April 2, 2007. Rich made a motion to grant the applicant's request to relocate 3 movable storage containers to a location as shown on sheet 3 of the plans received April 2, 2007. Maryann seconded the motion and it was so voted unanimously. Maryann motioned to accept the applicant's request for a change in grading, drainage and utility plans as shown on sheet 4 of plans dated April 2, 2007 based on soil tests. Rich seconded the motion and it was so voted unanimously.

The Chairman told the Board about the upcoming meeting for the Community Preservation Committee that was scheduled for Thursday April 5, 2007 at 7:00 p.m.

Steve motioned to adjourn at 8:30 p.m. Gary seconded the motion and it was so voted unanimously.

Meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Margaret Hoffman

PLANNING BOARD SECRETARY